



## Office space for lease in Marysville

### 3511 Building

3511 136th Street NE  
Marysville, WA 98271

#### Property Highlights

- Suite 201: +/- 2,623 SF total – available immediately
- Build out includes two (2) private offices, open bullpen area, full kitchen with appliances, bathroom with shower, washer/dryer, and two (2) storage closets
- +/- 1,311 SF is non-insulated (south portion) – Ideal for storage & additional work area, can be used for office with tenant-provided portable A/C
- Panoramic views with abundant window line and dedicated entry with an outdoor area
- Ample parking: approximately 9 parking stalls
- Easy access to I-5 at 116th Street off/on ramp, highly visible location off Smokey Point Blvd.
- Asking Rent: \$3,400 per month, Modified Gross

#### Talor Okada

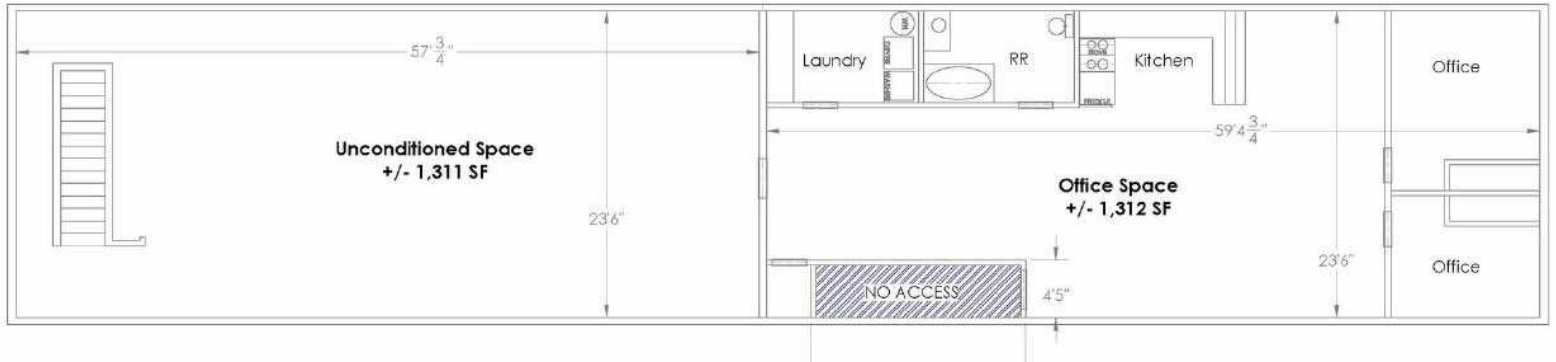
Executive Vice President  
425 492 5145  
talor.okada@colliers.com

#### Rich Sander

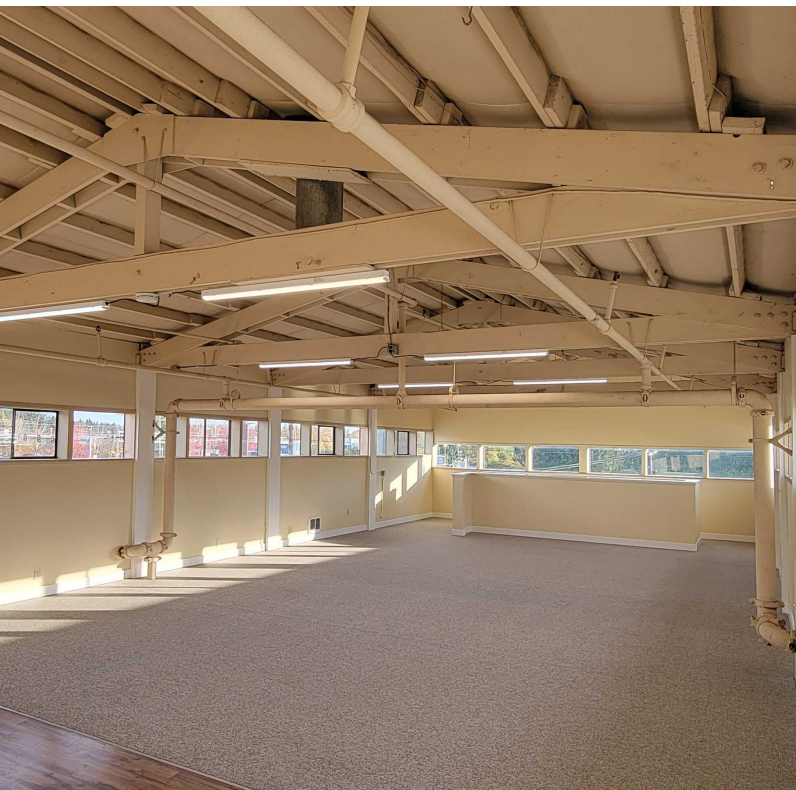
Senior Associate  
360 981 2543  
rich.sander@colliers.com

11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
425 453 4545  
www.colliers.com

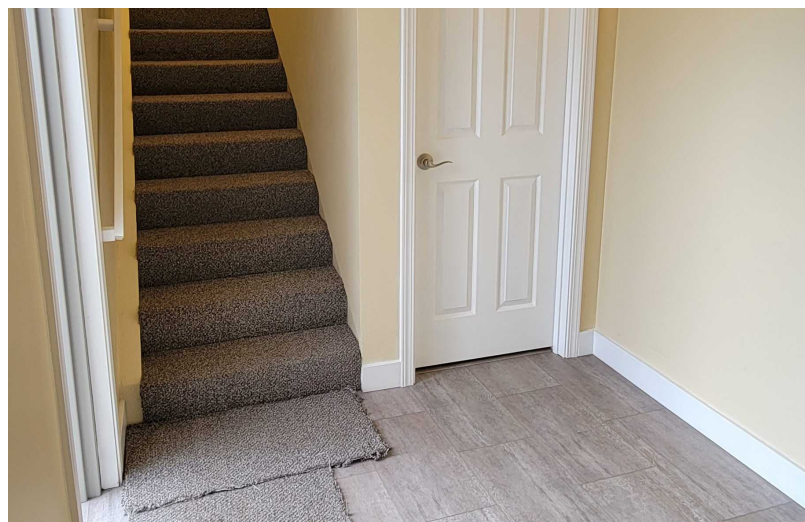
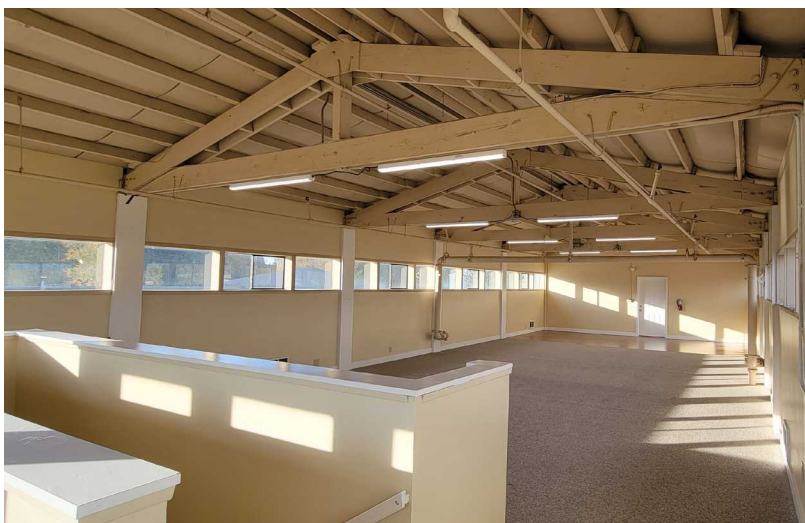
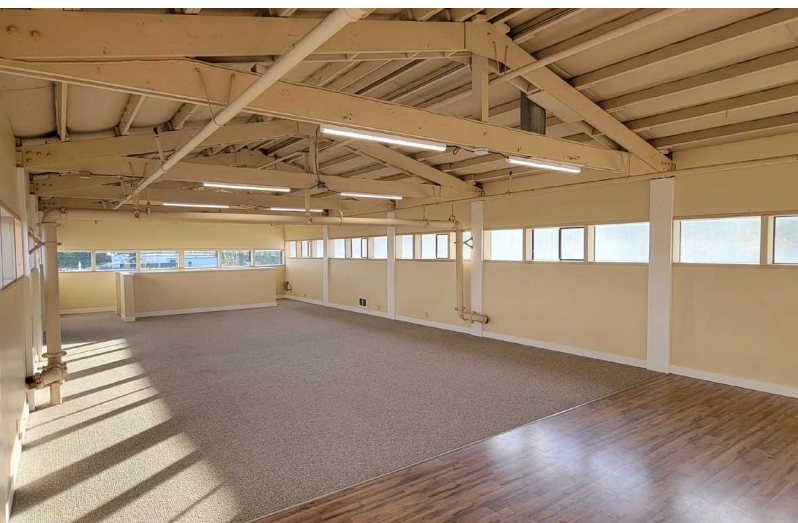
# Floor Plan



# Interior Photos



# Interior Photos

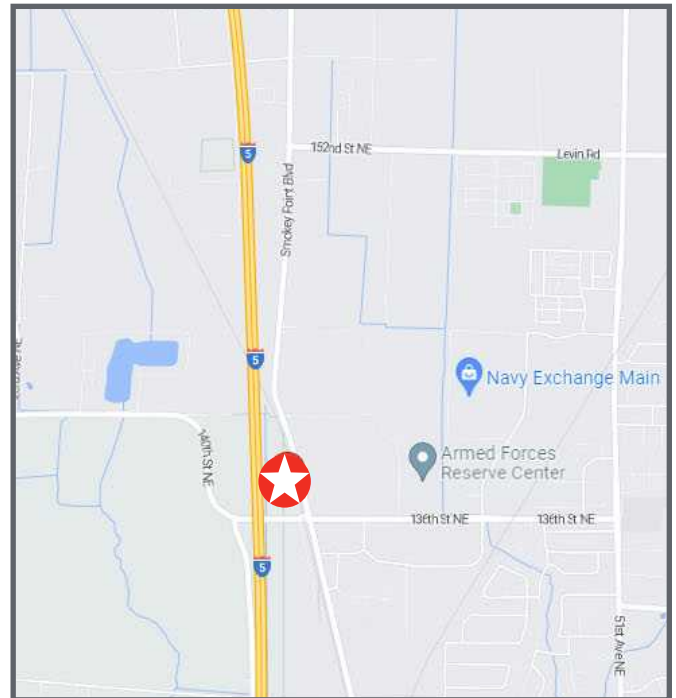




	1 Mile	5 Miles	10 Miles
Total Population	2,575	80,536	204,100
Average Age	35.7	35.8	36.0
Average Age (Male)	34.9	34.5	37.0
Average Age (Female)	37.6	37.4	37.0

HOUSEHOLDS & INCOME	1 Mile	5 Miles	10 Miles
Total Households	921	30,379	76,128
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$71,501	\$67,863	\$70,228
Average House Value	\$374,099	\$303,592	\$324,120

\* Demographic data derived from 2020 ACS - US Census



**Talor Okada**  
 Executive Vice President  
 425 492 5145  
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**Rich Sander**  
 Senior Associate  
 360 981 2543  
 rich.sander@colliers.com

